

## **Article 7: General Development Standards**

### **Building Permits and Setbacks (Section 7.1)**

"Features Allowed within Required Yards" was amended to clarify that structures requiring building permits may be subject to additional regulations and to allow open-sided porches to extend up to 6 feet into front and side street setbacks on a limited basis.

### **Site Design Standards References/Parking Ratios/Curbing and Surfacing (Sections 7.2.F, 7.2.G, 7.2.H)**

Sections 7.2.F, 7.2.G, and 7.2.H were amended to refer to the Site Design Standards. The off-street parking table now includes a ratio for freestanding furniture sales at one (1) space per 350 square feet. The table was also amending by changing the ratio for motor vehicle service areas from one (1) space per 100 square feet to one (1) space per 200 square feet. This section was also changed to consistently identify the Administrator as the person with the discretion to allow for alternative drive surfaces and to specify surfacing requirements.

### **Drive-Thru Facility Queuing Requirements (Section 7.2.J)**

This amendment requires the design of queuing areas for drive-through facilities.

### **Change to Alternative Parking Option (Section 7.2.K)**

Bicycle parking was removed as an alternative parking option.

### **Geometric Design of Driveway Access (Section 7.3)**

Section 7.3 was amended as follows:

- Section 7.3.C.7 "Geometric Design of Driveway Access" to change acceptable curb return radii for residential from 2.5'-10' to 3'-10', and from 20'-30' to 25'-30' for non-residential;
- To identify the Administrator as the person whom may require a larger radii; and
- To change the range for a residential driveway approach width from 10'-28' to 12'-25'.

### **Signs (Section 7.4)**

Non-commercial and political signs: Language was added to section 7.4.R, limiting the size of non-commercial and political signs to 50 square feet. New language also clarifies that signs may not be placed in **any** public Right-of-Way and provides a time limit for the placement of signs (allows sign placement up to 90 days prior to the event and requires sign removal within 10 days after the event).

Sign removal: Language was added to Section 7.4.Y, requiring signs to be removed if the associated building is demolished. When new signage is installed, it will be required to comply with the current provisions of the Unified Development Ordinance.

Community Spirit Signs: Community spirit signs were relocated to Section 7.4.E (Exempt Signs) and language was added that provides for on-premise as well as off-premise community spirit signs.

Signage for neighborhood groups: Provisions have been made in Section 7.4.E (Exempt Signs) to allow for neighborhood event signage complying with the following conditions:

- The name of the association sponsoring the event is featured on the signs
- The neighborhood group/association is registered with the City of College Station
- The signs are located within the perimeter of the neighborhood
- The signs are in good repair, and;
- The signs may be placed up to 14 days prior to the event, and removed within 24 hours after the event.

Commercial Banners: Section 7.4.J was added to address the use of commercial banners. Commercial banners may be displayed for a 14-day period provided a permit is obtained from the City. The permit fee of \$200.00 is waived for non-profit associations or organizations

### **Solid Waste Standards (Section 7.8)**

Section 7.8 was amended to allow City staff more discretion with the standards for solid waste services, warn property owners that dumpster screening should be located outside of utility easements, clarify that special standards do not apply to small-lot single family but instead apply to townhouses, and to provide guidelines for 300-gallon side-loading automated containers.

### **Non-Residential Architectural Standards (Section 7.9)**

Section 7.9 was reorganized into a format that is easier to understand—by building/building plot size in a cumulative manner. A summary chart of requirements is also proposed for the beginning of the section. Because this is the first review of the NRA, there were several grammatical changes and overall wordsmithing of the section. Following are the specific changes:

- Section 7.9.A “Applicability” to clarify that the non-residential architectural standards apply to all non-residential development, redevelopment, and façade changes.
- Section 7.9.B “Standards for All Non-Residential Structures”: graphic added to summarize the requirements of the non-residential architectural standards, to define what façades face a right-of-way,

and to define what constitutes a right-of-way. A graphic was also added to help clarify when a facade faces a right-of-way.

- Section 7.9.B.2 “Building Mass and Design” to remove requirements for front building façades and have them apply to all façades facing a right-of-way.
- Section 7.9.B.3 “Building Materials” to clarify that existing buildings may utilize non-conforming building materials for maintenance purposes, but any material change or replacement of more than 10% of the total area of all facades shall require material and color compliance; to establish a minimum percentage of surface area that must utilize a required building material; to clarify which concrete products are allowed; to restrict reflective glass on all façades facing a public right-of-way; to add an exception to the reflective glass limitation; and to add a restriction against unbuffered painted steel panel siding and galvanized steel use from residential areas.
- Section 7.9.B.5 “Pedestrian/Bike Circulation & Facilities” to include a standard for how much area is needed for a bike rack and to only allow the racks to be anchored to the ground.
- Section 7.9.B.6 “Parking Lots” to clarify that drive aisles are considered part of parking areas.
- Section 7.9.D “Additional Standards for 20,000 S.F. or Greater” to set a minimum percentage of surface area that must utilize a required building material and to remove the requirement for a 30-inch band of specified material at the base of buildings.
- Section 7.9.E.1 “Building Mass and Design” to remove requirements for front building façades and have them apply to all façades facing a right-of-way for 50,000 sq.ft. or greater buildings/building plots.
- Section 7.9.E.3 “Landscaping” to define minimum tree well requirements and to allow for unlimited substitutions of non-canopy trees for canopy trees against a building.
- Section 7.9.E.4 “Pedestrian/Bike Circulation & Facilities” to set a standard of brick pavers or stamped dyed concrete for required walkways in parking lots for 50,000 sq.ft. or greater buildings/building plots.
- Section 7.9.F “Additional Standards for 150,000 S.F. or Greater” to increase the minimum area for a plaza from 200 to 500 sq.ft., clarify that the area of a plaza can not count towards parking lot island requirements, remove the option of vegetation shading as a minimum component of a plaza, set a minimum percentage of surface area that must utilize a required building material, and require parking areas to be screened by berms.
- Section 7.9.G “Variances – Design Review Board” to increase the amount of an allowable variance from 75% to 100% of the total percentage of a standard.
- Section 7.9.H “Submittal Requirements” added to define what information is needed from the developer at what time in the development process.